

Request for Neighborhood Plan:
SAN JUAN NEIGHBORHOOD IMPROVEMENT ASSOCIATION

General Information:

On April 24, 2005, the San Juan Neighborhood Improvement Association convened and voted unanimously to request from the Planning Department that a neighborhood plan be developed for their neighborhood. The Association President formally requested this in a letter (attached) to the Director of Planning on May 5, 2005.

The issues identified by Association members include Quality of Life and Infrastructure and Utility Services including:

1. Senior Citizen Center renovation and rehabilitation
2. Glenwood Street Improvements – flooding and streetscape improvements

Additionally, Association members mentioned issues with heavy truck traffic traversing some of the neighborhood streets and speeding within the Neighborhood. The location map contains the boundaries of the Association.

The San Juan Neighborhood registered as a neighborhood association through the Neighborhoods First Program on March 1, 2004 and has been an association since June 1964. The neighborhood association's continuous purpose is to:

- Educate their neighborhood residents on community and city issues.
- Improve their neighborhood; and
- Provide services to the San Juan community

Information to the Commission:

The San Juan Neighborhood area encompasses 541.8 acres and is currently zoned Residential (R-4 and R-5), Commercial (C-4) and Manufacturing (M-1). The total acreage includes all land as well as all utility and street right-of-way. The Land Uses within the area per the Planning Department's Land Use Database are the following:

Land Use Characteristics (Approximate)

Total Land Area	541.8 acres
Residential Land Use	1055 dwelling units
Single-Family	97.6 acres
Single-Family (Vacant)	1.2 acres
Commercial Land Use	106.6 acres
Commercial Land Use (Vacant)	0.4 acres
Manufacturing Land Use	56.5 acres
Public Schools	2 schools
Churches	4 churches

As part of plan development, land use will be updated using GPS technology.

Demographic information for the San Juan Neighborhood Improvement Association include:

According to the 2000 U.S. Census:

- ❖ Total population – **3,242**
 - 18 and under- 963
 - 18 thru 64 – 1,696
 - 65 and over- 583
 - Males- 1,507
 - Female- 1,735

The Neighborhood Plan Development Process: A Guide for Neighborhoods, Staff and Appointed and Elected Officials spells out the priority selection criteria the City Plan Commission should take into account when considering authorization for neighborhood plan development.

Selection Criteria

- Neighborhood in Transition
- Pressing land use, infrastructure or municipal service issues in a neighborhood
- Priority listing in the City's Comprehensive Plan
- Identification as a mixed-use area in the comprehensive plan
- Community Development Block Grants or Empowerment Zone Eligibility
- Appropriateness of issues to address in the neighborhood plan
- Stakeholder's Commitment

The San Juan Neighborhood meets the following criteria:

- ✓ The association's south westernmost portion can be characterized as a **neighborhood in transition**. This is the area where the Texas Tech Medical Research facility is currently being constructed and future rezoning requests can be expected.
- ✓ Glenwood Street improvements (flooding and streetscape) are **pressing land use, infrastructure or municipal service issues in the neighborhood**.
- ✓ A portion of the northwest area within the association boundary has been **identified as a mixed-use area in the comprehensive plan**.
- ✓ The San Juan Neighborhood area **is eligible for Community Development Block Grants**.
- ✓ The association's **issues are appropriately within the jurisdiction of municipal government** and deal with city infrastructure, municipal services and/or quality of life.
- ✓ San Juan Neighborhood **stakeholder's have unrivaled commitment**. Evidence of this is in their unanimous vote to initially request Neighborhood Plan development (letter and sign-in sheet attached).

The Commission must determine the following:

Does the San Juan Neighborhood Association area meet the priority selection criteria?

Does the Preliminary Scope of the Plan include issues that can be addressed in a neighborhood plan?

Is the proposed boundary a coherent area for a neighborhood plan?